

BOOK 45 PAGE 316
CERTIFICATE OF PUBLICATION
From THE NEWS-POST Frederick, Md.

**ASSIGNEE'S SALE
OF REAL ESTATE
AND IMPROVEMENTS
LOCATED IN
FREDERICK COUNTY, MARYLAND**

Under the power of sale contained in a mortgage from Jack Woods, Jr. and Karen B. Woods, his wife, unto the Farmers and Mechanics National Bank, Mortgagee, dated January 10, 1979, and recorded in Liber 1073, folio 12, one of the Land Records of Frederick County, Maryland, with said mortgage being in default and having been assigned to the undersigned Assignee for the purpose of foreclosure, the said Assignee will offer for sale at public auction on the front door of the Frederick County Court House located on West Church Street in Frederick City, Maryland on:

**TUESDAY, MAY 26, 1981
AT 11:00 A.M.**

All of the real estate and improvements being subject to the above mortgage to wit:

All those tracts or parcels of land situate, lying and being in the Woodsboro District, Frederick County, Maryland, and being the same tract or parcels of land which were conveyed to the said Helena M. Florence by deed from Samuel Martin Overholtzer and Lydia Elizabeth Overholtzer, his wife, dated March 18, 1929 and recorded in Liber 370, folio 94, one of the Land Records of Frederick County, said tract containing five acres and twenty-five (25) square perches of land, more or less.

BEING all and the same real estate conveyed unto Jack Woods, Jr. and Karen B. Woods, his wife, as tenants by the entireties, from Florence V. Stover, widow by deed dated January 10, 1979, and recorded in Liber 1073, folio 10, one of the Land Records of Frederick County, Maryland.

TOGETHER with all buildings and improvements thereon and all the rights, ways, roads, waters, privileges, and appurtenances thereunto belonging or in anywise appertaining.

The subject property is improved with a three bedrm. frame house together with a kitchen and dining area, living room, family room, utility room, one and one-half baths, and oil fired furnace with hot water basboard heat. The property is also improved with a small barn and is located .6 of a mile east of New Midway, Maryland.

TERMS OF SALE

A cash deposit or certified check of FIVE THOUSAND DOLLARS (\$5,000.00) shall be paid at the time and place of sale, balance in cash at settlement which shall be within twenty (20) days after final ratification of sale by the Circuit Court of Frederick County, Maryland, unless said period is extended by the Assignee, his successors or assigns for good cause shown, time being of the essence: Interest at the rate of eleven (11%) per cent, per annum, shall be paid on unpaid purchase money from date of sale to date of settlement. Taxes and other public charges and assessments shall be adjusted to the date of sale and assumed thereafter by the purchaser. All settlement costs and recording costs including but not limited to costs of title examination, attorney's fees, stamps, transfer taxes and recording charges shall be borne by the purchaser. Conveyance shall be by Assignee's deed without covenant or warranty, expressed or implied. The property herein is being sold subject to all federal, state and county laws and ordinances which may effect the property and its use, as well as all easements, restrictions, covenants, liens, encumbrances and other matters of record which may be superior to the mortgage being foreclosed. All of said property subject to the above mortgage is being sold on "AS IS" basis and the Assignee is making no representation or warranty with regard to said property. Assignee reserves the right to withdraw the property from sale at any time, reject all bids, and resolve all disputes.

**FRANKLIN W. MARTZ, Assignee
121 North Court Street
Frederick, Maryland 21701
Telephone: 662-7337**

WALTER C. MARTZ II
Martz & Hayward
121 North Court Street
Frederick, Maryland 21701
Solicitors for Assignee
AUSTIN BOHN, Auctioneer
Telephone: 775-7607

Frederick, Md.

This is to certify, That the annexed *Assignee's Sale*

..... was published in *the News-Post*

* newspapers published in Frederick County, once a week for

3 successive weeks prior to the *26th*
day of *May*, 19*81*.

THE NEWS-POST

Per

K. S. McKenzie
K. S. McKenzie

*Filed
June 8, 1981*